

HB 2001 & Residential Code Update

Planning Commission Work Session
January 21, 2021

PLANNING COMMISSION. 01.21.21



TOPICS FOR DISCUSSION

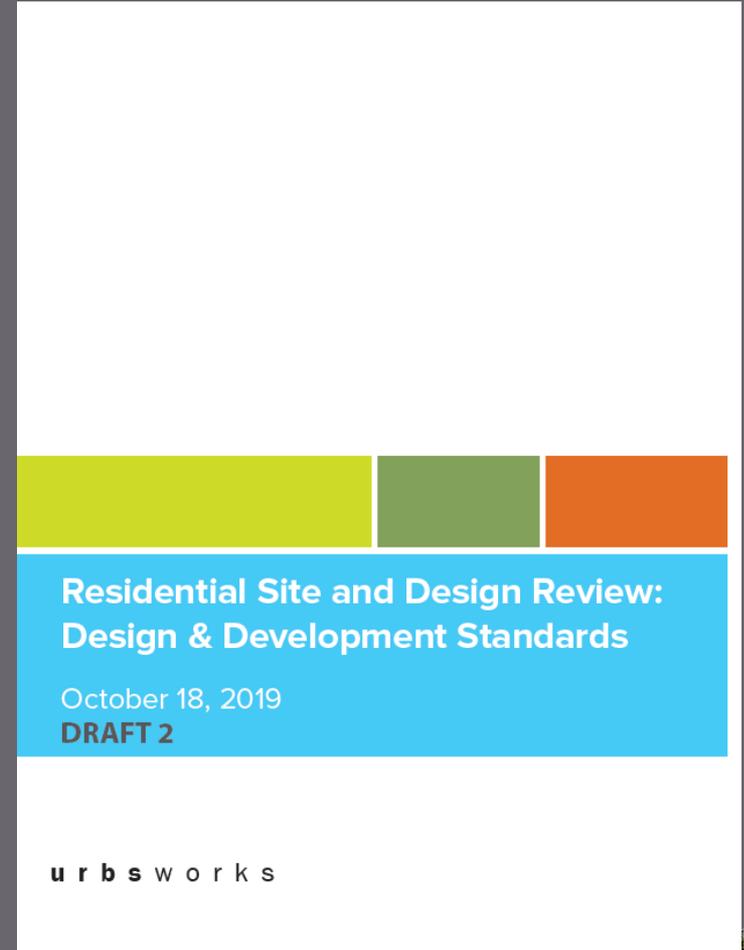
- Brief Update on:
 - Draft Residential Design & Development Standards
- HB 2001 Rulemaking & Adopted Rules
- Work Plan for Local Code Updates for HB 2001 Consistency

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RESIDENTIAL DESIGN & DEV STANDARDS

- Planning Department worked with consultant on draft development and design standards for housing types
- Reviewed by Planning Commission May – July 2020



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RESIDENTIAL DESIGN & DEV STANDARDS

Great Neighborhood Principles

- 1. Natural Feature Preservation.** Great Neighborhoods are sensitive to the natural conditions and features of the land.
 - Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.
- 2. Scenic Views.** Great Neighborhoods preserve scenic views in areas that everyone can access.
 - Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skyline, and other important features.
- 3. Parks and Open Spaces.** Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
 - Parks, trails, and open spaces shall be provided at a size and scale that is suitable based on the size of the proposed development and the number of dwelling units.
 - Central parks and plazas shall be used to create public gathering spaces where appropriate.
 - Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.
- 4. Pedestrian Friendly.** Great Neighborhoods are pedestrian friendly for people of all ages and abilities.
 - Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.
 - Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

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- 5. Bike Friendly.** Great Neighborhoods are bike friendly for people of all ages and abilities.
 - Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
 - Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

- 8. Human Scale Design.** Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
 - The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.
 - Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.
 - Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).
- 9. Mix of Activities.** Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.
 - Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
 - Neighborhood serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
 - Neighborhoods are designed such that owning a vehicle can be optional.
- 10. Urban-Rural Interface.** Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
 - Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands

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- Focus on:
 - Great Neighborhood Principles
 - Compatibility with existing neighborhoods
 - Building form
 - Format that is user friendly (not just zoning code language)

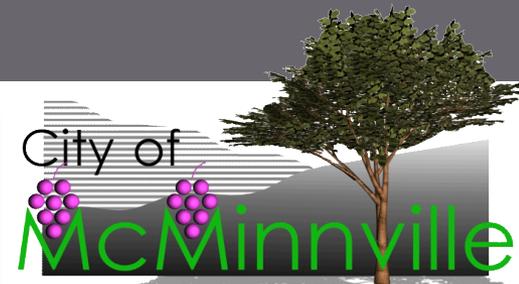
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GREAT NEIGHBORHOOD PRINCIPLES

1. Natural Feature Preservation
2. Scenic Views
3. Parks and Open Spaces
4. Pedestrian Friendly
5. Bike Friendly
6. Connected Streets
7. Accessibility
8. Human Scale Design
9. Mix of Activities
10. Urban-Rural Interface
11. Housing for Diverse Incomes and Generations
12. Housing Variety
13. Unique and Integrated Design Elements

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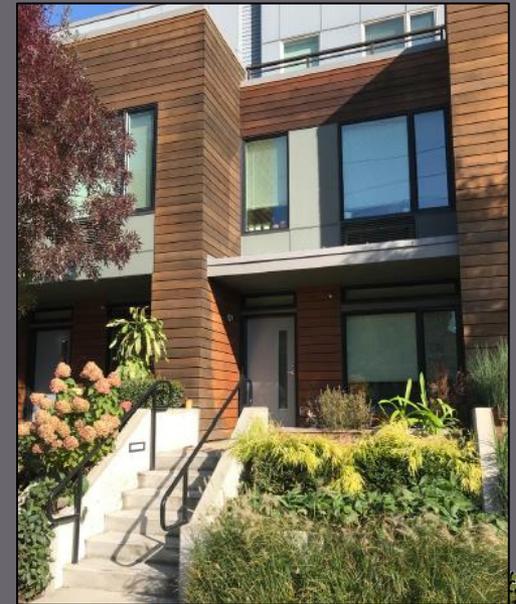


11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

- » A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

- » Neighborhoods shall have several different housing types.
- » Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.



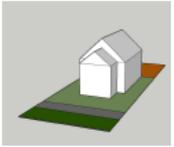
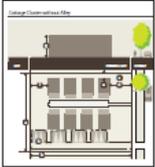
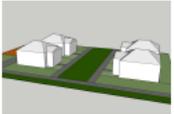
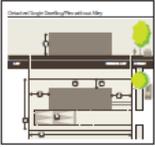
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HOUSING TYPES

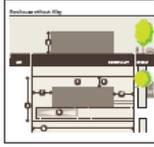
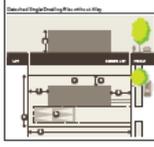
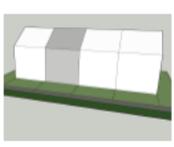
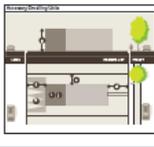
- Tiny Houses
- Cottage Clusters
- Plexes
- Townhouses
- Single Dwellings
- ADUs
- Apartments

Housing Type Summary

<p>Tiny House</p> <p>A Tiny House is a small permanent detached unit no more than 400 square feet. Tiny houses must meet building code requirements for a permanent dwelling unit. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.</p>		
<p>Cottage Clusters</p> <p>Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.</p>		
<p>Plexes</p> <p>A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.</p>		

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Housing Type Summary

<p>Single Dwellings</p> <p>Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.</p>		
<p>Townhouses</p> <p>Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the "work" portion on the ground floor.</p>		
<p>Accessory Dwelling Unit (ADU)</p> <p>An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.</p>		
<p>Apartment Block</p> <p>Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.</p>	<p>Walk-Up Apartment</p> <p>Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. Individual apartment buildings are arranged around common open space and shared parking areas.</p>	<p>Courtyard Apartment</p> <p>Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.</p>

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STRUCTURE OF DOCUMENT/CODE

- Each housing type has:
 - Overview with:
 - Definition/Concept
 - Guiding principles
 - Photo examples

Plex

Concept
A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.

Plexes include duplexes, triplexes and quadplexes.

Guiding Principle
Plex designs should be similar in size, scale and appearance when integrated into an existing single dwelling neighborhood. When situated on a corner lot, orient each entrance to a different street for privacy and neighborhood compatibility.



Single dwelling converted into a duplex.



A porch railing separates entries and provides privacy to each unit, while creating a cohesive porch across the front.

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STRUCTURE OF DOCUMENT/CODE

- Each housing type has:
 - Basic Development Standards table
 - Lot dimensions
 - Lot sizes
 - Setbacks
 - Building Height
 - Parking

Plex Development Standards

PLEX DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,300	Match existing ²
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	
e Side setback (feet)	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards Usable Side Yard, Through Block, and Corner Common Greens		

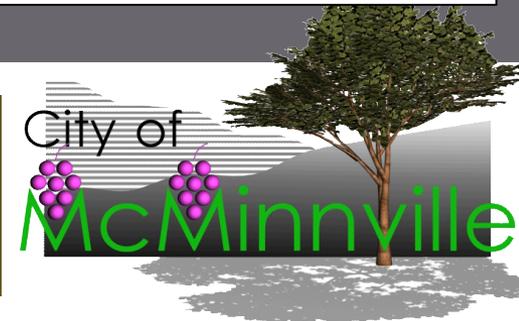
¹ Must meet all requirements of Universal Design Standards Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

³ Must meet all requirements of Usable Side Yard Subdivision standards.

⁴ From alley property or easement line.

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STRUCTURE OF DOCUMENT/CODE

- Standards for 3 scenarios: With/Without Alley, and Infill
- Each housing type will be subject to applicable Universal Design Standards

Cottage Cluster Development Standards

COTTAGE CLUSTER DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Min. 100
b Lot depth (feet)	Min. 80	Min. 60	Min. 100
c Lot size (square feet)	Min. 10,000	9,000	Min. 14,000
d Front setback (feet)	Min. 15	Min. 15	Match existing
e Side setback (feet)	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior
f Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet.</p>		
Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
Off-street Parking	1 per unit		
i Minimum number of units	4	4	4
j Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

¹ From alley property or easement line.

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UNIVERSAL DESIGN STANDARDS

- Street Frontage
- Front Yard
- Alleys
- Parking
- Common Open Space
- Private Open Space
- Compatibility
- Façade
- Subdivisions (New Subdivision Standard Components)

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UNIVERSAL DESIGN STANDARDS

- Each Universal Design Standard will have:
 - Overview with:
 - Description
 - Intent
 - Photo Examples

Front Yard

Concept
The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes.

A typical three-part approach to layering is a low fence at the back of the sidewalk, a landscaped or paved dooryard, and before the entrance to the dwelling—a porch, a stoop, or a terrace. For very small front setbacks, vertical distance can make up for the lack of horizontal separation.

Guiding Principle
For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.

Principle 4 - Pedestrian Friendly.
Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

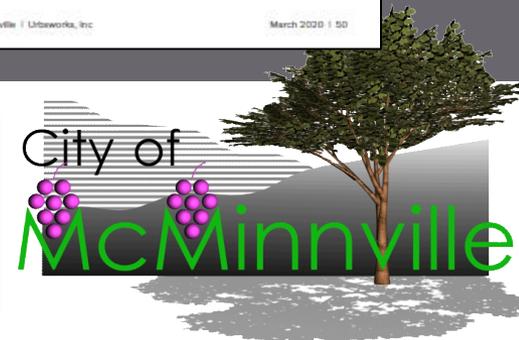
Principle 8 - Human Scale Design.
Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.



Porches set back from the sidewalk are an inviting semi-private space.

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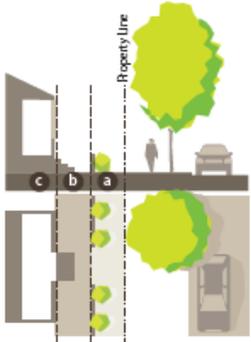
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UNIVERSAL DESIGN STANDARDS

- Each Universal Design Standard will have:
 - Specific design standards
 - Some standards will have “menu of options” to allow flexibility

Front Yard




Front Yard Type 1 is a traditional front yard where horizontal and vertical separation provide privacy and achieve the 3-zone transition from the back of the sidewalk to the front door.

Type 1 Front Yard (Neighborhood Type)			
Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	<p>Marks the threshold between the public zone of the sidewalk and the private dwelling zone.</p> <p>May provide a location for address identification.</p>	<p>Must provide one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Low fence <input type="checkbox"/> Low planting—shrubs, grasses
b	Front Yard, Forecourt or Driveway	<p>Provides habitable and personalizable outdoor space for the resident.</p>	<p>Fundamental requirements:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A minimum of 5-foot distance between inside edge of Gateway and edge of Porch-Step-Terrace <input type="checkbox"/> A paved walkway between sidewalk and entrance, which may be combined with a driveway <p>Must provide one of the following or a combination:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Pedestrian-oriented landscaped outdoor space <input type="checkbox"/> Lawn or planted area <input type="checkbox"/> Alternative option that meets the intent and purpose
c	Porch, Stoop or Terrace	<p>Provides an outdoor living area that is physically and visually connected to the public realm of the street.</p> <p>Provides opportunities for community interaction. May provide a location for address identification.</p>	<p>Fundamental requirements: The porch, stoop, or terrace must be at least 36 square feet in area and have minimum dimensions of 6 feet by 6 feet; and the porch must have a solid roof. In addition, must provide one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof

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HOUSE BILL 2001

- Commonly referred to as HB 2001 or Missing Middle housing bill
- Requires cities of certain sizes to allow “middle housing” in areas and properties that allow for the development of detached single-family dwellings

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HOUSE BILL 2001

- “Middle housing” includes:
 - Duplexes
 - Triplexes
 - Quadplexes
 - Cottage clusters
 - Townhouses



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HOUSE BILL 2001

- Cities with population over 25,000 (includes McMinnville) “shall allow the development of”:
 - “*All middle housing types in areas zoned for residential use* that allow for the development of detached single-family dwellings” and
 - “*A duplex on each lot or parcel zoned for residential use* that allows for the development of detached single-family dwellings.”

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HOUSE BILL 2001

- In McMinnville, development of detached single-family dwellings allowed in:
 - R-1 (Single Family Residential) Zone
 - R-2 (Single Family Residential) Zone
 - R-3 (Two-Family Residential) Zone
 - R-4 (Multiple-Family Residential) Zone
 - **O-R (Office-Residential) Zone**

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HOUSE BILL 2001 - TIMEFRAME

- Cities required to adopt land use regulations and Comprehensive Plan amendments to address HB 2001 by *June 30, 2022*
- Infrastructure Deficiency: Process to allow cities to identify infrastructure issues and request extension to address issues
 - Extension requests due by *June 30, 2021*

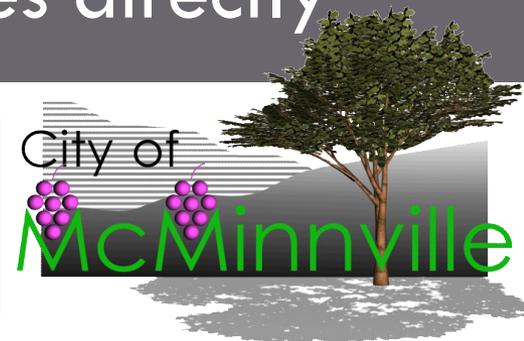
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HOUSE BILL 2001 - TIMEFRAME

- Rulemaking Process: State Department of Land Conservation and Development (DLCD) led a rulemaking process that more specifically prescribes HB 2001 requirements
 - Adopted December 9, 2020
 - Also adopted “model code”
- If city does not implement code/plan amendments prior to deadline, model code applies directly

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HOUSE BILL 2001 – ADOPTED RULES

- Adopted as Oregon Administrative Rules (OAR)
- Division 46 – Middle Housing in Medium and Large Cities
- OAR 660-046-0000 – OAR 660-046-0235

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OAR 660-046-0010 - APPLICABILITY

- OAR 660-046-0010(2)(b) and (c): Middle Housing rules don't apply to lots or parcels that are:
 - Zoned for Residential Use but don't allow detached single-family dwellings
 - Recently adopted R-5 Zone
 - Unincorporated and in an interim zoning designation that maintains the land's potential for planned urban development
 - Recently adopted Urban Holding Comp Plan designation

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OAR 660-046-0010 - APPLICABILITY

- OAR 660-046-0010(3): Allows cities to regulate middle housing to comply with adopted & acknowledged measures related to statewide land use planning goals
- Goal 5: Natural Resources
 - May limit middle housing other than duplexes in identified & protected significant resource sites
 - Must apply 100 foot setback to middle housing developed along a riparian corridor if no local riparian corridors (McMinnville has no local)

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OAR 660-046-0010 - APPLICABILITY

- OAR 660-046-0010(3)
- Goal 5: Historic Resources
 - May apply adopted & acknowledged historic resource protective measures to middle housing
 - Must be same that apply to single family
 - Can't regulate use, density, occupancy restrictions, or standards that prohibit middle housing on historic properties

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OAR 660-046-0010 - APPLICABILITY

- OAR 660-046-0010(3)
- Goal 7: Natural Hazards
 - May apply adopted & acknowledged natural hazard protective measures to middle housing
 - Applies to Special Flood Hazard Areas (floodplains)
 - Other hazard areas identified in Comp Plan
 - May limit middle housing if City determines that middle housing development “presents a greater risk to life or property” than single family

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OAR 660-046-0010 - APPLICABILITY

- OAR 660-046-0010(3)
- Goal 11: Public Facilities and Services
 - “Following adoption of Middle Housing allowances by a Large City, the Large City shall work to ensure that infrastructure serving undeveloped or underdeveloped areas, as defined in OAR 660-046-0320(8), where Middle Housing is allowed is appropriately designed and sized to serve Middle Housing”

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OAR 660-046-0205 – LARGE CITIES

- Duplexes must be allowed in the same manner as required for medium cities (OAR 660-046-0100 – OAR 660-046-0130), which is on each lot or parcel
- Other Middle Housing must be allowed in “areas zoned for residential use that allow for the development of detached single-family dwellings”
 - “Zoned for Residential Use” defined as “a zoning district in which residential dwellings are the primary use and which implements a residential comprehensive plan map designation.”

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OAR 660-046-0205 – LARGE CITIES

- OAR 660-046-0205(2): Large cities may regulate or limit other middle housing (not duplexes) on the following types of lands:
 - Goal protected lands
 - Master Planned Communities adopted before January 1, 2021, with some additional requirements
 - Defined as sites greater than 20 acres in size

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OAR 660-046-0205 – LARGE CITIES

- OAR 660-046-0205(4): Provisions related to number of units allowed for each housing type
 - Duplexes: May allow more than 2 units w/ ADUs
 - Tri/Quadplexes: May allow more than 4 units w/ ADUs
 - Townhouses: Must allow at least 2 and up to 4 attached townhouse units. May allow 5+
 - Cottage Clusters: If setting a minimum number, may allow min. of 3, 4, or 5.
 - Must allow up to 8 cottages per common courtyard

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DUPLEXES

- Defined in rules as two attached dwelling units on a lot or parcel
 - City may choose to define as two detached units
- Siting Standards:
 - Minimum lot size, setbacks, height, lot coverage, & FARs must match those for SFDs
 - Density maximums cannot be applied to duplexes
 - Parking: May not require more than 2 spaces for a duplex

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TRIPLEXES

- Defined in rules as three attached dwelling units on a lot or parcel
 - City may choose to define as any configuration of three detached or attached units on one lot
- Siting Standards:
 - Minimum lot size:
 - $<5,000$ sf for SFD, can be no greater than 5,000 sf
 - $>5,000$ sf for SFD, must match that of SFD
 - Density maximums cannot be applied to triplexes
 - Setbacks, height, lot coverage, & FARs must match SFDs

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QUADPLEXES

- Defined in rules as four attached dwelling units on a lot or parcel
 - City may choose to define as any configuration of four detached or attached units on one lot
- Siting Standards:
 - Minimum lot size:
 - <7,000 sf for SFD, can be no greater than 7,000 sf
 - >7,000 sf for SFD, must match that of SFD
 - Density maximums cannot be applied to quadplexes
 - Setbacks, height, lot coverage, & FARs must match SFDs

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PARKING FOR TRI/QUADPLEXES

- Triplexes:
 - Lots <3,000 sf, one space total
 - Lots 3,000-4,999 sf, two spaces total
 - Lots 5,000+ sf, three spaces total
- Quadplexes:
 - Lots <3,000 sf, one space total
 - Lots 3,000-4,999 sf, two spaces total
 - Lots 5,000-6,999 sf, three spaces total
 - Lots 7,000+ sf, four spaces total
- Same surfacing, dimensions, landscaping, access, and circulation standards that apply to SFDs

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TOWNHOUSES

- Defined in rules as dwelling unit part of a row of 2 or more attached units, where each unit is located on individual lot and shares at least one common wall with an adjacent unit
- Siting Standards:
 - Minimum lot size:
 - Average must not exceed 1,500 sf
 - May apply separate minimum lot sizes for internal, external, or corner lots
 - Minimum street frontage: May not exceed 20 feet
 - Not required to allow townhouses on flag lots

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TOWNHOUSES

- Siting Standards Continued:
 - Density: Max must be 4 times that for SFDs or 25 units/acre, whichever is less
 - Setbacks to match SFDs, except attached side yard is 0'
 - Height, lot coverage, FARs, or max unit size must match SFDs
 - Parking: one space per townhouse unit
 - Same surfacing, dimensions, landscaping, access, and circulation standards that apply to SFDs

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COTTAGE CLUSTERS

- Defined in rules as grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 sf each that includes a common courtyard
 - May allow cottage cluster units on a single lot/parcel, or on individual lots/parcels
- Siting Standards:
 - Minimum lot size:
 - <7,000 sf for SFD, can be no greater than 7,000 sf
 - >7,000 sf for SFD, must match that of SFD
 - Minimum parcel width must match SFDs

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COTTAGE CLUSTERS

- Siting Standards Continued:
 - Density maximums cannot be applied to cottage clusters
 - Setbacks: Perimeter setbacks cannot exceed SFDs, and also can't be greater than 10 feet
 - Minimum distance between units may not be greater than building code reqts or 10 feet
 - Unit Sizes: Max of 900 sf, but city may establish a minimum size
 - 200 sf may be exempted for attached garages
 - Parking: one space per cottage cluster unit

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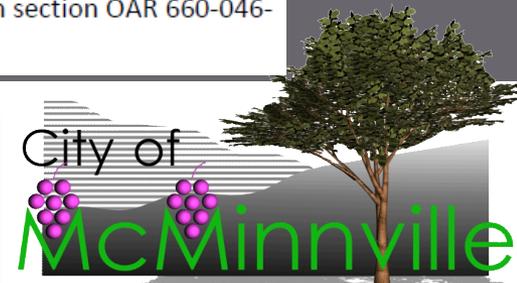
GENERAL REQUIREMENTS

- Must apply same approval process to middle housing that applies to detached single family dwellings
- Siting & Design standards:

660-046-0210 Provisions Applicable to Middle Housing in Large Cities

1. Large Cities may regulate Middle Housing to comply with protective measures, including plans, policies and regulations, as provided in OAR 660-046-0010(3).
2. Large Cities may regulate siting and design of Middle Housing, provided that the regulations;
 - a. Are clear and objective standards, conditions, or procedures consistent with the requirements of ORS 197.307; and
 - b. Do not, individually or cumulatively, discourage the development of Middle Housing through unreasonable costs or delay.
3. Siting and design standards that do not, individually or cumulatively, discourage the development of Middle Housing through unreasonable cost and delay include only the following:
 - a. Regulations to comply with protective measures adopted pursuant to statewide land use planning goals provided in OAR 660-046-0010(3);
 - b. Permitted uses and approval processes provided in OAR 660-046-0215;
 - c. Siting standards provided in OAR 660-046-0220;
 - d. Design standards in Large Cities provided in OAR 660-046-0225;
 - e. Middle Housing Conversions provided in OAR 660-046-0230;
 - f. Alternative siting or design standards provided in OAR 660-046-0235; and
 - g. Any siting and design standards contained in the Model Code referenced in section OAR 660-046-0010(4).

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GENERAL REQUIREMENTS

- Design Standards:

660-046-0225 Middle Housing Design Standards in Large Cities

1. A Large City is not required to apply design standards to Middle Housing. However, if a Large City chooses to apply design standards to Middle Housing, it may only apply the following:
 - a. Design standards in the Model Code for Large Cities in OAR 660-046-0010(4)(b);
 - b. Design standards that are less restrictive than those in the Model Code for Large Cities in OAR 660-046-0010(4)(b);
 - c. The same clear and objective design standards that the Large City applies to detached single-family structures in the same zone. Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale; or
 - d. Alternative design standards as provided in OAR 660-046-0235.
2. A Large City may not apply design standards to Middle Housing created as provided in OAR 660-046-0230.

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GENERAL REQUIREMENTS

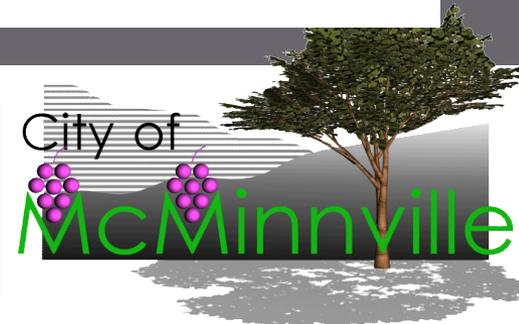
- Alternative Siting or Design Standards:

660-046-0235 Alternative Siting or Design Standards

A Large City may adopt Siting or Design Standards not authorized by OAR 660-046-0220 or OAR 660-046-0225 as allowed under subsection (1) below if the city can demonstrate that it meets the applicable criteria laid out in either subsection (1) below. Siting or Design standards do not include minimum Lot or Parcel size and maximum density requirements.

1. A Large City must submit to the Department findings and analysis demonstrating that the proposed standard or standards will not, individually or cumulatively, cause unreasonable cost or delay to the development of Middle Housing. To demonstrate that, the Large City must consider how a standard or standards, individually and cumulatively, affect the following factors in comparison to what is would otherwise be required under OAR 660-046-0220 or OAR 660-046-0225:
 - a. The total time and cost of construction, including design, labor, and materials;
 - b. The total cost of land;
 - c. The availability and acquisition of land, including areas with existing development;
 - d. The total time and cost of permitting and fees required to make land suitable for development;
 - e. The cumulative livable floor area that can be produced; and
 - f. The proportionality of cumulative time and cost imposed by the proposed standard(s) in relationship to the public need or interest the standard(s) fulfill.

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CITY WORK PLAN FOR HB 2001

- Grants obtained from DLCDC to assist with:
 - Updating of Draft Residential Development and Design Standard for Compliance with HB 2001 rules
 - Infrastructure Deficiency Analysis
- Grant work to be complete by May 31, 2021

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CODE UPDATES

- Code Analysis – February 1, 2021 – March 31, 2021
 - Consultant reviews draft code for compliance and incorporates previous PC comments
 - Tech Memo outlining code areas that are not compliant, with 3 options for how to bring into compliance
 - TAC/PC review Tech Memo & City chooses preferred option for each non-compliant area of draft code

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CODE UPDATES

- Public Forums – April 1, 2021 – April 30, 2021
 - Consultant prepares materials for public forums to review draft code and City-preferred options
 - Host two public forums in April
 - Consultant reviews public comments and suggests amendments to code if in compliance w/ HB 2001
- Complete Final Draft of Code – May 1, 2021 – May 31, 2021
 - Consultant develops hearings-ready draft of code updates

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INFRASTRUCTURE DEFICIENCY ANALYSIS

- HB 2001 provides opportunity for cities to make Infrastructure-Based Time Extension Requests
 - Analysis to determine whether there are any areas with infrastructure deficiencies that need to be addressed before allowing for middle housing (and increase in density)
- Jacobs Engineering Group, Inc. to be under contract to assist with work

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QUESTIONS ???



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